

PARTITION PLAT No. 2003-19

for

ALLEN & ALLEN FARMS

in the

SW 1/4 SEC. 28, SE 1/4 SEC. 29,
N 1/2 SEC. 32, T 12 S, R 5 W, W.M.
BENTON COUNTY, OREGON

JANUARY 31, 2003

FILE NUMBER LD-02-16

IMPORTANT NOTES

- 1.) Position (1) along Cutler Lane is at the end of the first course described in 2003-332237, and is the intended angle point for the new parcel line.
- 2.) The direction of the course (1) to (C) will be laid out so that new Parcel 1 contains 80 acres.
- 3.) Point (B) is intended to lie on the east line of DLC #67, and the line from (B) to (C) should be surveyed 25 feet north of, and parallel to, the deeded boundary of Iva May Castro per Bk 82, Pg 118.

EASEMENTS

- 1.) M-53628 - 40' wide easement for electrical & telephone transmission on distribution lines in favor of Consumers Power Inc. - no specific location given
- 2.) M-53629 - same as M-53628 above
- 3.) M-277855-99 - 12' wide easement for electrical & telephone transmission and distribution lines in favor of Consumers Power Inc. - no specific location given

CALL TABLE

ALL OF THE FOLLOWING DATA IS DEED RECORD PER 2003-332237 OR AS SHOWN

COURSE	BEARING	DISTANCE
(1)-(2)	S 26°20'17"W	248.67'
(2)-(3)	S 36°27'44"W	207.22'
(3)-(4)	S 46°39'53"W	265.49'
(4)-(5)	S 57°24'49"W	475.04'
(5)-(6) LC=	S 28°52'39"W	123.98'
RAD=150.16' LEN=127.80' DELTA=48°45'56"		
(6)-(7)	S 00°03'13"W	872.83'
(7)-(8) LC=	S 20°19'56"E	108.35'
RAD=116.62' LEN=112.68' DELTA=55°21'45"		
(8)-(9)	S 41°24'25"E	171.95'
(9)-(10)	S 27°39'07"E	129.21'
(10)-(11)	S 10°54'18"W	183.20'
(11)-(12) LC=	S 38°52'40"W	328.61'
RAD=290.71' LEN=349.23' DELTA=68°49'52"		
(12)-(13)	N 00°00'00"E	105.01'
(A)-(13)	S 00°07'11"E	4257.65'
<S 0°07'11"E>		<4257.65>

LEGEND

- +COMPUTED POSITION - NOTHING FOUND OR SET DATA OF, OR COMPUTED FROM, THE FOLLOWING RECORD:
- [] ...GLO DLC PLAT < > ...2003-332237, BCDR
- () ...PARCEL 2 FROM M-315821-02, BCDR
- DT-1...FIRST TRACT DESCRIBED WITHIN SAID PARCEL 2
- DT-2...SECOND TRACT DESCRIBED WITHIN SAID PARCEL 2
- BCDR.....BENTON COUNTY DEED RECORDS
- C - = TEXT INSERT TO CORRECT "DECLARATION"

SURVEYOR'S CERTIFICATE

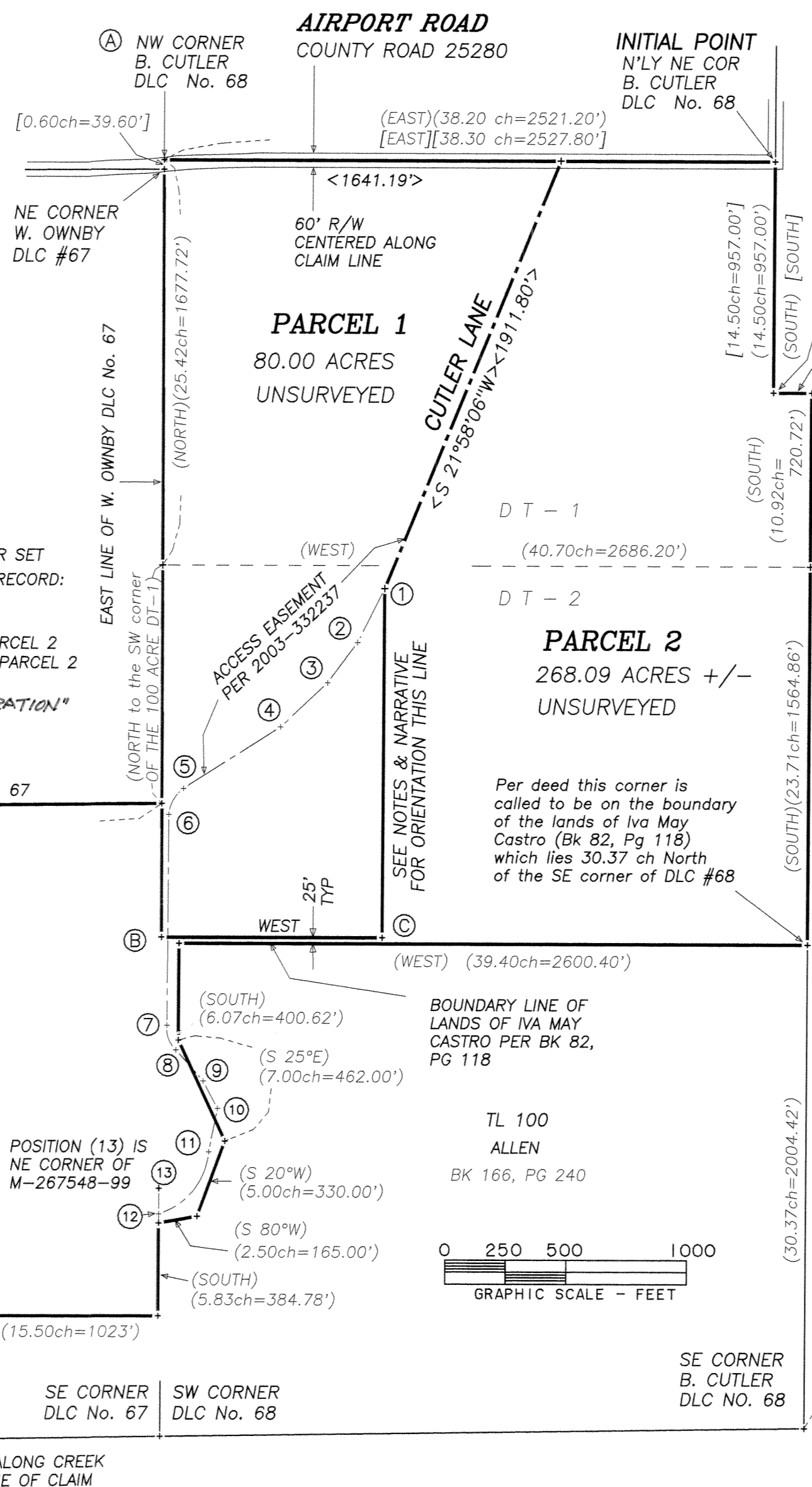
I, Theodore J. Langton, a Registered Professional Land Surveyor in the State of Oregon, hereby depose and say that I did prepare the annexed partition plat without doing any field surveying, using only record survey and deed data to create said map. The parent tract being more particularly described as follows:

That certain tract conveyed as Parcel 2 to Allen and Allen Farms per M-315821-02, Benton County Deed Records, lying in Sections 28, 29, and 32, T 12 S, R 5 W, W.M., being more particularly described as follows:

Beginning at the most northerly-northeast corner of the Benjamin Cutler DLC No. 68, said Township and Range; thence along the Claim line South 14.50 chains (957.00 feet) to the southwest corner of the James Dunn DLC No. 61, said Township and Range; thence along the Claim line East 2.40 chains (158.40 feet) to the easterly-northeast corner of said Cutler Claim; thence along the Claim line South 34.63 chains (2285.58 feet) to the southeast corner of said Parcel 2 on the boundary line of the lands of Iva May Castro per Book 82, Page 118, said Deed Records; thence continuing along the Parcel 2 boundary as follows: West 39.40 chains (2600.40 feet); thence South 6.07 chains (400.62 feet); thence S 25°E 7.00 chains (462.00 feet); thence S 20°W 5.00 chains (330.00 feet); thence S 80°W 2.50 chains (165.00 feet); thence South 5.83 chains (384.78 feet) to the Parcel 2 most southerly easterly-southeast corner; thence continuing along said Parcel 2 boundary line as follows: West 15.50 chains (1023.00 feet) to the center of Muddy Creek; thence upstream along the center of Muddy Creek to the South line of the William Ownby DLC No. 67, said Township and Range; thence along the Claim line West to the southwest corner thereof, being also the southwest corner of said Parcel 2; thence along the west Claim line to the south line of the North half of said Ownby Claim, being also the Parcel 2 westerly-northwest corner; thence along said south line to the east line of said Ownby Claim, being also the west line of said Cutler Claim; thence along the common line of said Ownby and Cutler Claims, North to the Cutler Claim's northwest corner; thence along the north line of said Cutler Claim East to the point of beginning.

NARRATIVE

The purpose of this partition is to create the two parcels as shown. The parent tract was conveyed to Allen & Allen Farms as "Parcel 2" per M-315821-02. Since these are large parcels the County is not requiring a formal field survey. The main body of the "Parcel 2" legal description follows the courses on the original GLO plat for the Cutler and Ownby Claims. There is a problem with the deed description because I believe that the intended point of beginning is the Northerly-NE corner of the Cutler Claim, but it is described as the "NE corner of the SE 1/4 of Section 29", which is not the same point. According to the original GLO notes said Claim corner was 30 links South of said 1/4 corner. Other than the above discrepancy the rest of the legal clearly implies that the intent was to follow the DLC courses as shown. In 1999 I was hired to survey an access easement along Cutler Lane (M-267652-99), and I also wrote a legal description for a deed release tract. Said description was used to convey a tract to Mike & Kathie Robinson per M-267548-99. According to Benton County this Robinson tract is technically still part of Parcel 2. During the course of my current work for this partition I discovered several math and language errors in the 1999 easement legal description. I have subsequently re-recorded said easement (2003-332237) to correct the problems. The termination point (12) for said easement is on the easterly line of said Robinson tract, and lies South 105.01 feet from the NE corner (13) thereof. Since this is an unsurveyed plat I want to clarify the intent of the new Parcel 1 boundary. Said parcel needs to end up being 80 acres in area. As shown the south line should be 25 feet North of, and parallel to, the adjacent portion of the lands of Iva May Castro (Bk 82, Pg 118.) If ever surveyed said area would be arrived at by shifting the southerly portion of the new easterly line about point (1) (the first angle point in said Cutler Lane easement description) until the area is correct.



I HEREBY CERTIFY THAT THIS DRAWING IS AN EXACT COPY OF THE ORIGINAL PLAT.

REGISTERED PROFESSIONAL LAND SURVEYOR

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050

DECLARATION CORRECTIONS

- C1 = "an individual"
- C2 = "the 6 individuals listed below"

THEODORE JAMES LANGTON
JULY 13, 1979
RENEWAL DATE 12/31/2004

APPROVALS

Cora Verret for Peter Idema 6/17/03
Benton County Planning Official date

DECLARATION

Know all people by these presents that Allen and Allen Farms, a partnership, is the recorded owner of the lands represented on this partition plat, and more particularly described in the accompanying Surveyor's Certificate, and has caused same to be partitioned and surveyed into parcels as shown on this plat.

- Linda Lee Allen* Linda Lee Allen - partner +CI
- Stephen J. Allen* Stephen J. Allen - partner +CI
- Sandra D. DePaepe* Sandra D. DePaepe - partner +CI
- Fred S. Allen* Fred S. Allen - partner +CI
- Michael Robinson* Michael Robinson - partner +CI
- Kathie Robinson* Kathie Robinson - partner +CI
- Michael Robinson* Michael Robinson
- Kathie Robinson* Kathie Robinson

STATE OF OREGON)
COUNTY OF BENTON) S.S.

Signed and attested before me on this 04 day of February, 2003, by partners: Linda Lee Allen, Stephen J. Allen, Sandra D. DePaepe, Fred S. Allen, Michael Robinson, and Kathie Robinson, and individuals: Michael Robinson and Kathie Robinson, *Linda Lee Allen, Stephen J. Allen, Sandra D. DePaepe, and Fred S. Allen.*
Kristi J. Flynn
Notary Public - Oregon
Commission No. 359371
My Commission Expires July 10, 2006

I hereby certify that pursuant to O.R.S. 92.095 all ad valorem taxes, fees and other charges required by law to be placed on the 2002-2003 tax roll, which became a lien or will become a lien during this tax year on this partition, but not yet certified to the tax collector for collection have been paid to me this 16th day of JUNE, 2003.

by *Judith G. Smith*
Director, Benton County Dept. of Assessment

I hereby certify that all ad valorem taxes and other charges required by law to be placed upon the tax roll which have become a lien on this partition that are now due and payable have been paid to me this 16th day of June, 2003.

by *Velda Holseth*
for Director, Benton County Dept. of Finance,
Auditing & Tax Collection

STATE OF OREGON)
COUNTY OF BENTON) S.S.

I hereby certify that this partition plat was received and duly recorded by me as Partition Plat 2003-19 in Benton County Deed Records as Document No. 2003-344201 on this 17th day of June, 2003, at 2:00 o'clock PM

by *W. Allen*
Benton County Clerk
Sr. Deputy Clerk